

The City of Milwaukee's Neighborhood Stabilization Program (NSP)

Home For Sale ▪ 4558 N. 26th St. ▪ Assistance Available

Purchasers of this City of Milwaukee owned home may be eligible for up to **\$14,500** to assist with needed rehabilitation through the City's NSP Homebuyer Assistance Program. This program will allow an eligible homeowner to purchase and rehabilitate this home at an affordable cost:

\$5,000 Current List Price
+ \$24,000 Estimated Rehabilitation Costs
\$29,000 Total Project Cost
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- (up to) \$14,500 NSP Assistance Available
\$14,500 Cost to Buyer



This translates into a potential monthly payment - including mortgage payments, property taxes, and insurance - of roughly **\$310* per month.**

**Actual payments will vary based on a number of factors including down payment, rehab costs, and interest rate.*

Requirements:

- Buyer must occupy home as primary residence during initial period of affordability.
- Buyer must complete eight hours of homebuyer education from a HUD approved agency.
- Buyer must complete all repairs identified in scope of work.
- Buyer's household income must be below 120% of Area Median Income (AMI). Additional assistance available for households below 80% of AMI (see chart at right for income eligibility).

Family Size	120% of Area Median Income – Eligible for up to \$14,500 in NSP assistance.	80% of Area Median Income – Eligible for up to \$14,500 in NSP assistance.
1	\$61,500	\$41,000
2	\$70,250	\$46,850
3	\$79,050	\$52,700
4	\$87,850	\$58,550
5	\$94,850	\$63,250
6	\$101,900	\$67,950

Additional Benefits:

- A scope of work has already been completed to identify necessary work items. A Rehabilitation Specialist will work with program participants to help obtain bids, select contractors and monitor progress.
- A number of lenders offer mortgage products which complement this program.

For more information about this property email Karen.Taylor@Milwaukee.gov or call 286-5738. For information about the NSP Homebuyer Assistance Program or for a list of certified homebuying counselors please visit www.MilwaukeeHousingHelp.org.

A Step-by-Step Guide to the Process

Step 1: Complete eight hours of homeownership counseling

A list of HUD approved agencies is available at www.milwaukeehousinghelp.org.

Step 2: Meet with a lender to determine how much you can afford

NSP assistance will cover a portion of required rehabilitation costs. Buyers are responsible to pay for the remainder using a loan or cash. A list of participating lenders is available at www.milwaukeehousinghelp.org.

Step 3: Work with a licensed real estate agent to visit homes

A list of homes will be available on the City website. Select a licensed real estate agent to set up showings of homes you are interested in. Ask friends, relatives, or your counselor for referrals if you need help finding an agent.

Step 4: Submit an offer to purchase

Work with your agent to submit an offer to purchase on the home that you are interested in. In addition to the offer, you will need to submit a completed application to the NSP Homebuyer Assistance Program and proof of funds (lender pre-approval or bank statement) for your portion of the rehab. Applications are available at www.milwaukeehousinghelp.org. The NSP Homebuyer Assistance application fee is waived for this home.

Step 5: Offer accepted?

The City will market this home for sale and offers can be submitted at any time. The City will accept offers on a "first come" basis if applicants have submitted complete offers and NSP application documents.

Step 6: Get bids

If your offer was selected, you will work with a NIDC Rehabilitation Specialist to finalize the scope of work and get bids.

Step 7: Closing

After you have gotten final bids and finalized the financing for your portion of the rehab, you will close on the purchase of the home and your forgivable NSP loan. If you are using cash for your portion of the rehab, you will have to place it in escrow at the time of closing.

Step 8: Construction underway

You can't move in right away. Needed rehabilitation work will begin after closing. Your Rehabilitation Specialist will work with you during this process to monitor construction and approve payouts. This process can take up to two months (and potentially more if there are weather related delays).

Step 9: Move-in

Congratulations, you are ready to move into your affordable, newly rehabilitated home.

Notes for Real Estate Agents

Additional details about assisting clients purchasing City-owned homes, including the standard sales contract, are available at <http://www.mkedcd.org/realestate/inrems.html>. Commission on this property is \$1,500. Offers for the property must include a contingency that acceptance of offer is contingent on buyer's application for, qualification for, and use of City's NSP Homebuyer Assistance Program. Between offer acceptance and closing, agents may be responsible for arranging property access for potential contractors, appraisers, etc.